From: Selim <Selim@sawayaeng.com>
Sent time: 08/08/2018 10:10:32 AM
To: Danny Aleshire <danny.aleshire@awattorneys.com>
Cc: Jill Martin <jmartin@trumpnational.com>; So Kim; Ara Mihranian; Elena Gerli <egerli@awattorneys.com>
Subject: RE: Trump Golf Course - Legal Descriptions / Depictions of Property
Attachments: City Owned Parcels and Trails.pdf

Hi Danny,

See attached revised map. Please let me know if you would need anything else.

Providing metes and bounds legal descriptions for the properties listed in red below is going to be time consuming and will not be able to meet the deadline of tomorrow.

In the past, we have referenced a map such as the attached colored map or the tentative map to identify and depict the locations of various properties with blurb stating that:
"UPON RECORDATION OF THE FINAL MAP OF TRACT NO. 50666, THE LEGAL DESCRIPTION OF THE PROPERTY SHALL AUTOMATICALLY BE DEEMED TO BE CHANGED TO REFERENCE THE PRECISE LEGAL DESCRIPTION OF THE AREA AS SET FORTH ON FINAL MAP OF TRACT 50666, AS SO RECORDED".

Please see additional comments in red below.

Let me know if the above would work for your purpose.

Thank you
Selim Sawaya P.E. / P.L.S.
(626) 715-2320

From: Danny Aleshire [mailto:danny.aleshire@awattorneys.com]
Sent: Monday, August 06, 2018 7:27 PM
To: 'Selim Sawaya'
Cc: 'Jill Martin'; So Kim; 'Ara Mihranian'; Danny Aleshire; Elena Gerli
Subject: Trump Golf Course - Legal Descriptions / Depictions of Property

Hi Selim and Jill,

The City's Engineer is reviewing the Legal Description/Depiction exhibit Selim prepared (attached) and will send comments shortly (if any). In the meantime, however, I wanted to point out a few additional legal descriptions we will need. Please see my comments below. You may have already prepared them, and sent them to the City/CC, and if so, please send me a copy.

- We will need a legal description and depiction of the parcels that will be owned by VHPS LLC after the dedications of property to the City. Tract 50666 – Lots 24, 25, 26, and 27

- We will need a legal description and depiction of the entire property that will be owned by VH Property Corp, Lots 1 to 23 VHPS, LLC Lots 24, 25, 26 and 27 and the HOA Lot J AFTER all the dedications take place (i.e., after the dedications made on the Final Maps 50666 & 50667, and all lots dedicated to the City on the 1997 OTD). This is one of the exhibits to the Development Agreement.

- We will need a legal description and depiction of the entire property encompassed by Tracts 50666 and 50667. This is the boundary of Tract 50667 and the Boundary of the certificate of compliance 2002-00004

- We will need legal descriptions of the property that will be or have been dedicated to the City under Tract 50667 (i.e., lots B, C, D, E, G, H, I, K, None have been dedicated to the City. A certificate of acceptance from the City was recorded for lots E, G, H, I and K but still owned by the developer. Lots BCD are still in the name of the developer to be dedicated to the city.

- We will need a legal description and depiction of the Golf Course Property itself The golf course parcel of Tract 50666 are lots 24, 25, 26 and 27 that will all be owned by VHPS LLC (i.e., not the other portions of the property owned by VH Property Corp. or VHPS) – so that certain documents such as the Switchback and Shoreline Park License Agreements are only recorded against that property and not the entire property (such as the residential areas).

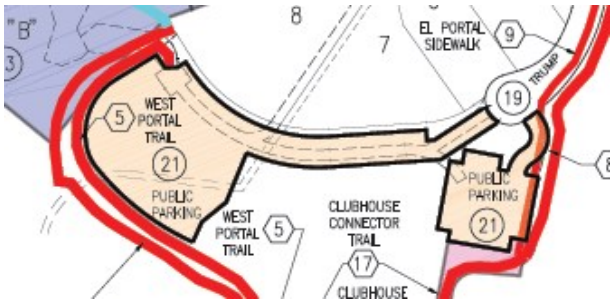
- We will need a legal description and depiction of the Switchback areas and Shoreline Park areas that the Developer will

be granted access to under the Switchback License Agreement and the Amendment to the Shoreline Park License Agreement. I do not have any information about this item and would need additional info to provide the legal description,

Separately, has the Developer already conveyed Lot A of Tract 50667 the HOA? Yes If not, we would prefer to have that Lot dedicated to the City, as required under the original 1997 OTD and Condition V.2. of the Conditions of Approval. If Lot A has been conveyed to the HOA, please provide a copy of the Grant Deed. I have requested a copy from Title

Below are my initial comments on the attached Dedication Map that Selim prepared depicting the property dedicated to the City:

1. Please indicate the public parking areas shown below as "Lot L". The entire lot H is public parking See attached updated map



2. My understanding was that no property was going to be dedicated/deeded to the HOA (except potentially Lot A). However, the Map shows Parcels B, C and D of Tract 50666 and Lots B, C and H of Tract 50667 as being dedicated to the HOA. Could you please revise the map to show the property as dedicated to the City. See updated map

3. Also, this Map should depict the flag pole lot that will be Deeded to the City. The property should be shown as "Owned by the City." In addition, the Map should show the easement right granted in favor of the City over the Trump property for access to the Flag Pole. See updated map

4. Finally, on this same Map, the lots shown as "To be dedicated to the City on the Final Map of Tract 50666" should instead be shown as "Owned by the City" and the colors depicted on the Map should be changed, since this Map will be an Exhibit to the Development Agreement which will be approved and recorded following the transfer of those parcels to the City. See updated map

Thanks,

Danny Aleshire | Associate
Aleshire & Wynder, LLP | 2361 Rosecrans Ave., Suite 475, El Segundo, CA 90245
Tel: (310) 527-6660 | Dir: (310) 527-6679 | Fax: (310) 532-7395 | danny.aleshire@awattorneys.com | awattorneys.com

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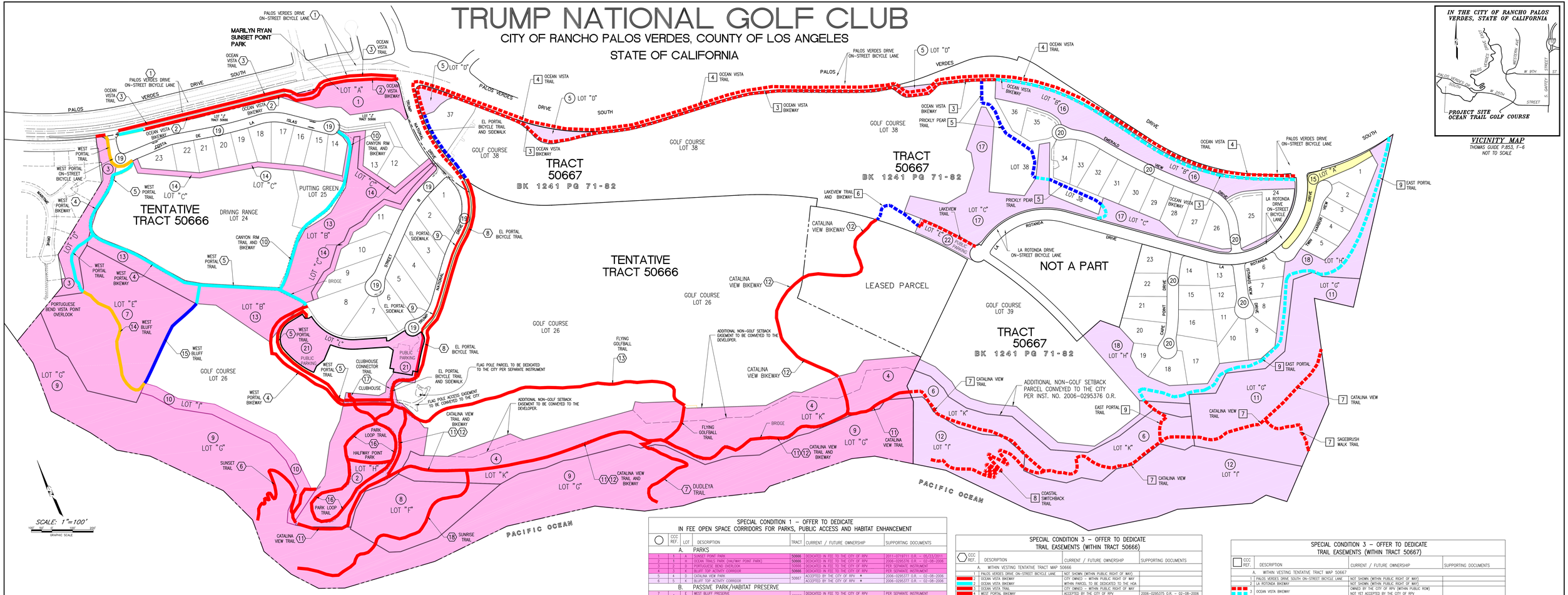
TRUMP NATIONAL GOLF CLUB

CITY OF RANCHO PALOS VERDES, COUNTY OF LOS ANGELES

STATE OF CALIFORNIA



VICINITY MAP
THOMAS GUIDE P.833, F-6
NOT TO SCALE

LEGEND

WITHIN TENT. TRACT 50666

PARCELS OWNED BY THE CITY

TRAILS ACCEPTED BY THE CITY.

TRAILS NOT YET ACCEPTED BY THE CITY WITHIN PARCELS TO BE DEDICATED IN FEE TO THE CITY.

TRAILS NOT YET ACCEPTED BY THE CITY WITHIN PARCELS TO BE DEDICATED IN FEE TO THE HOA.

TRAILS NOT YET ACCEPTED BY THE CITY WITHIN PROPOSED PRIVATELY OWNED PARCELS.

LEGEND

WITHIN TENT. TRACT 50667

PARCELS OWNED BY THE CITY (LOTS B, C, D, E, G, H, I, K AND NON-GOLF SETBACK LOT).

PARCEL OWNED BY THE HOA (LOT A).

TRAILS WITHIN CITY OWNED PARCELS OR EIGHT OF WAY.

TRAILS NOT YET ACCEPTED BY THE CITY WITHIN PARCELS TO BE DEDICATED IN FEE TO THE HOA.

TRAILS NOT YET ACCEPTED BY THE CITY WITHIN PROPOSED PRIVATELY OWNED PARCELS.

SPECIAL CONDITION 1 – OFFER TO DEDICATE IN FEE OPEN SPACE CORRIDORS FOR PARKS, PUBLIC ACCESS AND HABITAT ENHANCEMENT

CCC REF.	LOT		DESCRIPTION	TRACT	CURRENT / FUTURE OWNERSHIP	SUPPORTING DOCUMENTS
			A. PARKS			
1	1	A	SUNSET POINT PARK	50666	DEDICATED IN FEE TO THE CITY OF RPV	2011-0719711 O.R. – 05/23/2011
2	1	H	OCEAN TRAILS PARK (HALFWAY POINT PARK)	50666	DEDICATED IN FEE TO THE CITY OF RPV	2006-0295376 O.R. – 02-08-2006
3	2	D	PORTUGUESE BEND OVERLOOK	50666	DEDICATED IN FEE TO THE CITY OF RPV	PER SEPARATE INSTRUMENT
4	3	K	BLUFF TOP ACTIVITY CORRIDOR	50666	DEDICATED IN FEE TO THE CITY OF RPV	PER SEPARATE INSTRUMENT
5	4	D	CATALINA VIEW PARK	50667	ACCEPTED BY THE CITY OF RPV *	2006-0295377 O.R. – 02-08-2006
6	5	K	BLUFF TOP ACTIVITY CORRIDOR		ACCEPTED BY THE CITY OF RPV *	2006-0295377 O.R. – 02-08-2006
			B. PASSIVE PARK/HABITAT PRESERVE			
7	1	E	WEST BLUFF PRESERVE	50666	DEDICATED IN FEE TO THE CITY OF RPV	PER SEPARATE INSTRUMENT
8	1	F	HALFWAY POINT PRESERVE		DEDICATED IN FEE TO THE CITY OF RPV	PER SEPARATE INSTRUMENT
9	1	G	THE BLUFF FACE AND BEACH	50666	DEDICATED IN FEE TO THE CITY OF RPV	2011-0719715 O.R. – 05-23-2011
10	2	I	GOLF COURSE BLUFF EDGE HABITAT SETBACK	50666	DEDICATED IN FEE TO THE CITY OF RPV	PER SEPARATE INSTRUMENT
11	1	G	EAST BLUFF PRESERVE	50667	ACCEPTED BY THE CITY OF RPV *	2006-0295377 O.R. – 02-08-2006
12		I	BLUFF FACE AND BEACH		ACCEPTED BY THE CITY OF RPV *	2006-0295377 O.R. – 02-08-2006
			C. MULTI USE COMMON OPEN SPACE			
13	1	B	FORRESTAL DRAIN AND PORTUGUESE BEND CLUB CONNECTOR	50666	DEDICATED IN FEE TO THE CITY OF RPV	PER SEPARATE INSTRUMENT
14	2	C	MANAGED FIREBREAK		DEDICATED IN FEE TO THE CITY OF RPV	PER SEPARATE INSTRUMENT
15	2	A	OPEN SPACE, DRAINAGE AND SLOPE HAZARDS	50667	OWNED BY THE HOA	2007-2841917 O.R. – 12-27-2007
16	2	B	OPEN SPACE, DRAINAGE AND SLOPE HAZARDS		OWNED BY THE DEVELOPER PER ——— DEDICATED IN FEE TO THE CITY OF RPV ———	2010-1325320 O.R. – 09-20-2010 PER SEPARATE INSTRUMENT
17		C				
18		H	MANAGED FIREBREAK			
			D. ROADS AND PARKING PUBLIC AREAS			
19			ALL STREET/ROADS	50666	TO BE DEDICATED TO THE CITY OF RPV	ON FINAL MAP OF TRACT 50666
20			ALL STREET/ROAD	50667	ACCEPTED BY THE CITY OF RPV *	PER RECORDED MAP OF TRACT 50667
21		L	PUBLIC PARKING	50666	DEDICATED IN FEE TO THE CITY OF RPV	PER SEPARATE INSTRUMENT
22		E	PUBLIC PARKING	50667	ACCEPTED BY THE CITY OF RPV *	2006-0295377 O.R. – 02-08-2006

NOTE: LOT H WAS DEDICATED IN FEE TO THE CITY OF RPV PER INST. 2006-0295376 O.R. – 02-08-2006
LOT H WILL BE QUITCLAIMED BACK TO THE DEVELOPER AND REDEDICATED TO THE CITY PER SEPARATE INSTRUMENT.

* BUT NOT OWNED BY THE CITY, CHANGE OF OWNERSHIP IS REQUIRED.

SPECIAL CONDITION 3 – OFFER TO DEDICATE TRAIL EASEMENTS (WITHIN TRACT 50666)

CCC REF.	DESCRIPTION	CURRENT / FUTURE OWNERSHIP	SUPPORTING DOCUMENTS
	A. WITHIN VESTING TENTATIVE TRACT MAP 50666		
1	PALOS VERDES DRIVE ON-STREET BICYCLE LANE	NOT SHOWN (WITHIN PUBLIC RIGHT OF WAY)	
2	OCEAN VISTA BIKEWAY	CITY OWNED – WITHIN PUBLIC RIGHT OF WAY	
3	OCEAN VISTA TRAIL	CITY OWNED – WITHIN PUBLIC RIGHT OF WAY	
4	WEST PORTAL BIKEWAY	ACCEPTED BY THE CITY OF RPV	2006-0295375 O.R. – 02-08-2006
4	WEST PORTAL BIKEWAY	NOT YET ACCEPTED BY THE CITY OF RPV	
5	WEST PORTAL TRAIL	ACCEPTED BY THE CITY OF RPV	2006-0295375 O.R. – 02-08-2006
5	WEST PORTAL TRAIL	NOT YET ACCEPTED BY THE CITY OF RPV	
6	SUNSET TRAIL (TORRANCE TRAIL), BEACH ACCESS	ACCEPTED BY THE CITY OF RPV	2006-0295375 O.R. – 02-08-2006
7	SUNRISE TRAIL (SAN PEDRO TRAIL), BEACH ACCESS	ACCEPTED BY THE CITY OF RPV	2006-0295375 O.R. – 02-08-2006
8	EL PORTAL BICYCLE TRAIL	ACCEPTED BY THE CITY OF RPV	2006-0295375 O.R. – 02-08-2006
9	EL PORTAL SIDEWALK	ACCEPTED BY THE CITY OF RPV	2006-0295375 O.R. – 02-08-2006
10	CANYON RIM TRAIL	NOT YET ACCEPTED BY THE CITY OF RPV	
11	CATALINA VIEW TRAIL	ACCEPTED BY THE CITY OF RPV	2006-0295375 O.R. – 02-08-2006
12	CATALINA VIEW BIKEWAY	ACCEPTED BY THE CITY OF RPV	2006-0295375 O.R. – 02-08-2006
13	FLYING GOLFBALL TRAIL (SEWER EASEMENT TRAIL)	ACCEPTED BY THE CITY OF RPV	2006-0295375 O.R. – 02-08-2006
14	WEST BLUFF TRAIL	NOT YET ACCEPTED BY THE CITY OF RPV	
15	WEST BLUFF TRAIL	NOT YET ACCEPTED BY THE CITY OF RPV	
16	PARK LOOP TRAIL	ACCEPTED BY THE CITY OF RPV	2006-0295375 O.R. – 02-08-2006
17	CLUBHOUSE CONNECTOR TRAILS	ACCEPTED BY THE CITY OF RPV	2006-0295375 O.R. – 02-08-2006
18	DUDLEYA TRAIL (MID BLUFF TRAIL), BEACH ACCESS	ACCEPTED BY THE CITY OF RPV	2006-0295375 O.R. – 02-08-2006
19	LANDSLIDE BYPASS TRAIL	DOES NOT EXIST	

SPECIAL CONDITION 3 – OFFER TO DEDICATE TRAIL EASEMENTS (WITHIN TRACT 50667)

CCC REF.	DESCRIPTION	CURRENT / FUTURE OWNERSHIP	SUPPORTING DOCUMENTS
	A. WITHIN VESTING TENTATIVE TRACT MAP 50667		
1	PALOS VERDES DRIVE SOUTH ON-STREET BICYCLE LANE	NOT SHOWN (WITHIN PUBLIC RIGHT OF WAY)	
2	LA ROTONDA BIKEWAY	NOT SHOWN (WITHIN PUBLIC RIGHT OF WAY)	
3	OCEAN VISTA BIKEWAY	OWNED BY THE CITY OF RPV (WITHIN PUBLIC ROW)	
3	OCEAN VISTA BIKEWAY	NOT YET ACCEPTED BY THE CITY OF RPV	
4	OCEAN VISTA TRAIL	OWNED BY THE CITY OF RPV (WITHIN PUBLIC ROW)	
5	PRICKLY PEAR TRAIL	NOT YET ACCEPTED BY THE CITY OF RPV	
5	PRICKLY PEAR TRAIL	NOT YET ACCEPTED BY THE CITY OF RPV	
6	LAKEVIEW TRAIL/BIKEWAY	OWNED BY THE CITY OF RPV	2006-0295377 O.R. – 02-08-2006
6	LAKEVIEW TRAIL/BIKEWAY	NOT YET ACCEPTED BY THE CITY OF RPV	
7	CATALINA VIEW TRAIL, THEN SAGEBRUSH WALK TRAIL	OWNED BY THE CITY OF RPV	2006-0295377 O.R. – 02-08-2006
8	SWITCHBACK TRAIL (LA ROTONDA POINT), BEACH ACCESS	OWNED BY THE CITY OF RPV	2006-0295377 O.R. – 02-08-2006
9	EAST EL PORTAL TRAIL	NOT YET ACCEPTED BY THE CITY OF RPV	2011-0719715 O.R. – 05-23-2011

PREPARED FOR:
V.H PROPERTY CORP / TRUMP ORGANIZATION
ONE TRUMP NATIONAL DRIVE
RANCHO PALOS VERDES,
CALIFORNIA 90275
TEL: (310) 265-4501

CALIFORNIA COASTAL COMMISION

TRUMP NATIONAL GOLF CLUB

CITY OWNED PUBLIC TRAIL EASEMENTS

TRACT 50666 AND TRACT 50667

SCALE: | PROJECT NO: | DATE: 08-06-2018

SHEET 1 OF 1 SHTS